

WEST END
GATE

ASQUITH
HOUSE

LONDON W2

THE HEIGHT OF REFINEMENT

Berkeley

Designed for Life



VIEW OF BALCONY

Computer-generated image, indicative only and subject to change

THE

ANNOUNCING THE ENTRANCE TO LONDON'S WEST
END. THE APTLY NAMED WEST END GATE

HEIGHT

IS A MODERN INTERPRETATION OF CLASSIC LONDON
INSPIRED BY THE MUCH LOVED MANSION BLOCK

OF

VERNACULAR, BRINGING BRAND NEW HOMES TO ONE
OF LONDON'S MOST PRESTIGIOUS POSTCODES.

REFINEMENT

HYDE
PARK

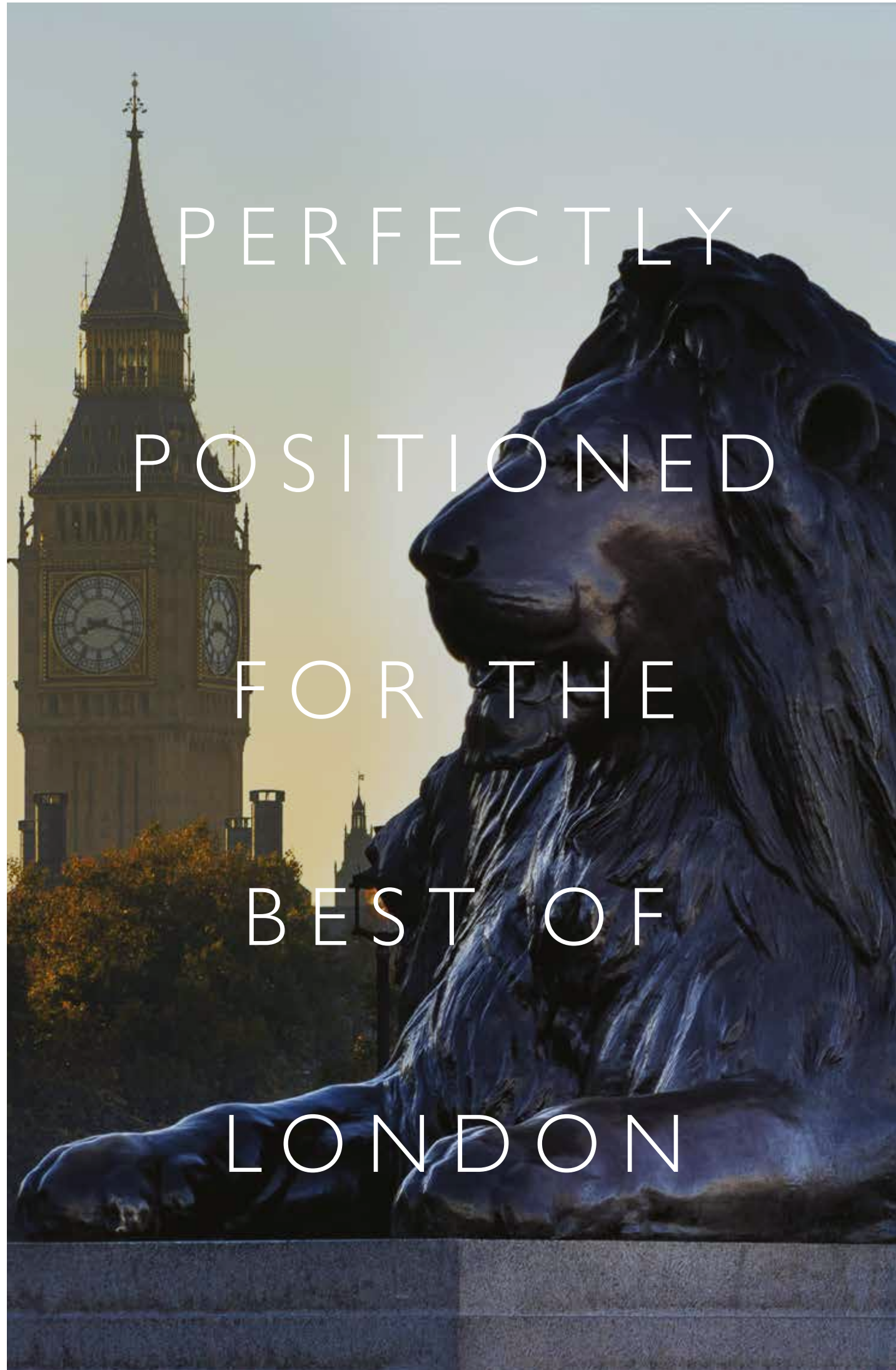
MARYLEBONE
STATION

EDGWARE
ROAD STATION

PADDINGTON
STATION

WEST
END
GATE

REGENT'S
PARK



PERFECTLY
POSITIONED
FOR THE
BEST OF
LONDON



TRAVEL TIMES

○ Edgware Road	02 mins	🚶	○ Marylebone	10 mins	🚶
○ Regent's Park	04 mins	🚇	○ Waterloo	12 mins	🚇
○ Farringdon	08 mins	🚆	○ Heathrow Airport	15 mins	✈️
○ Paddington	08 mins	🚶	○ Marble Arch	17 mins	🚶
○ King's Cross St Pancras	09 mins	🚇	○ Canary Wharf	17 mins	🚆
○ Liverpool Street	10 mins	🚆	○ Old Street	22 mins	🚇

🚶 Walking Distance

🚇 Tube

🚆 Railway

🚗 Car/Taxi Journey

✈️ Airport

Travel times taken from Google.co.uk/maps



A THRIVING ARTS SCENE

SERPENTINE GALLERY

IMMERSE YOURSELF IN THE ARTS IN A NEIGHBOURHOOD THAT BRINGS THE STARS OF THE DESIGN WORLD TANTALISINGLY CLOSE.

A treasure trove of fine art and culture, the creative scene that surrounds West End Gate introduces ample opportunities to explore London's historic temples of art, music and design – from the world-leading Victoria & Albert Museum, to the vast Royal Albert Hall.

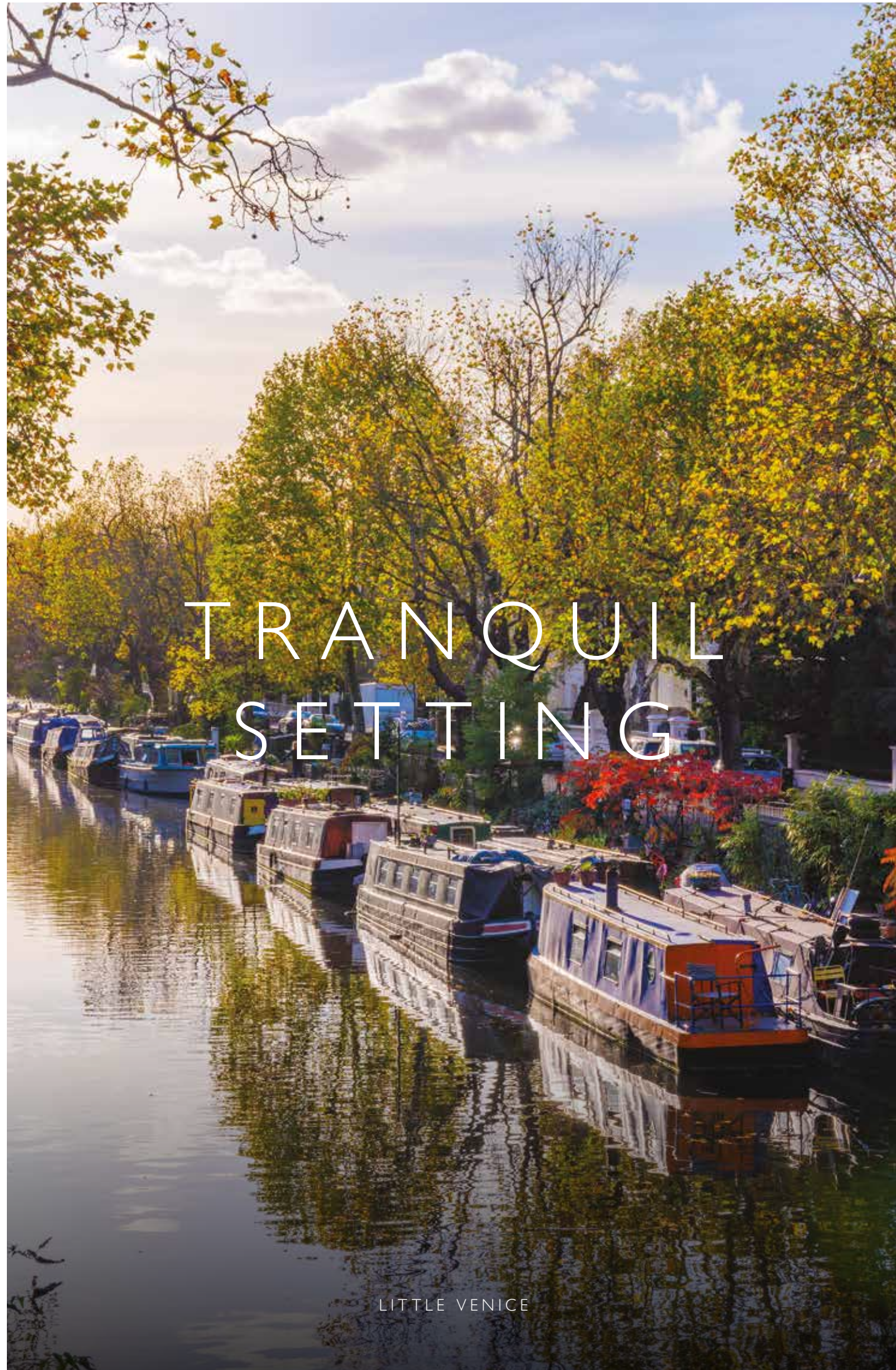
The neighbourhood offers a window into contemporary visual culture, spotlighting pioneering artistic talent across influential spaces including the Lisson, Saatchi and Serpentine Galleries. Here, you can enjoy the arts in a deeper way and discover a rich mine of design inspiration.



TRAVEL TIMES

○	Lisson Gallery	04 mins	🚶
○	Serpentine Gallery	13 mins	🚶
○	Buckingham Palace	15 mins	🚶
○	Saatchi Gallery	17 mins	🚶
○	Victoria & Albert Museum	18 mins	🚶
○	Royal Albert Hall	18 mins	🚶
○	Design Museum	18 mins	🚶





LITTLE VENICE

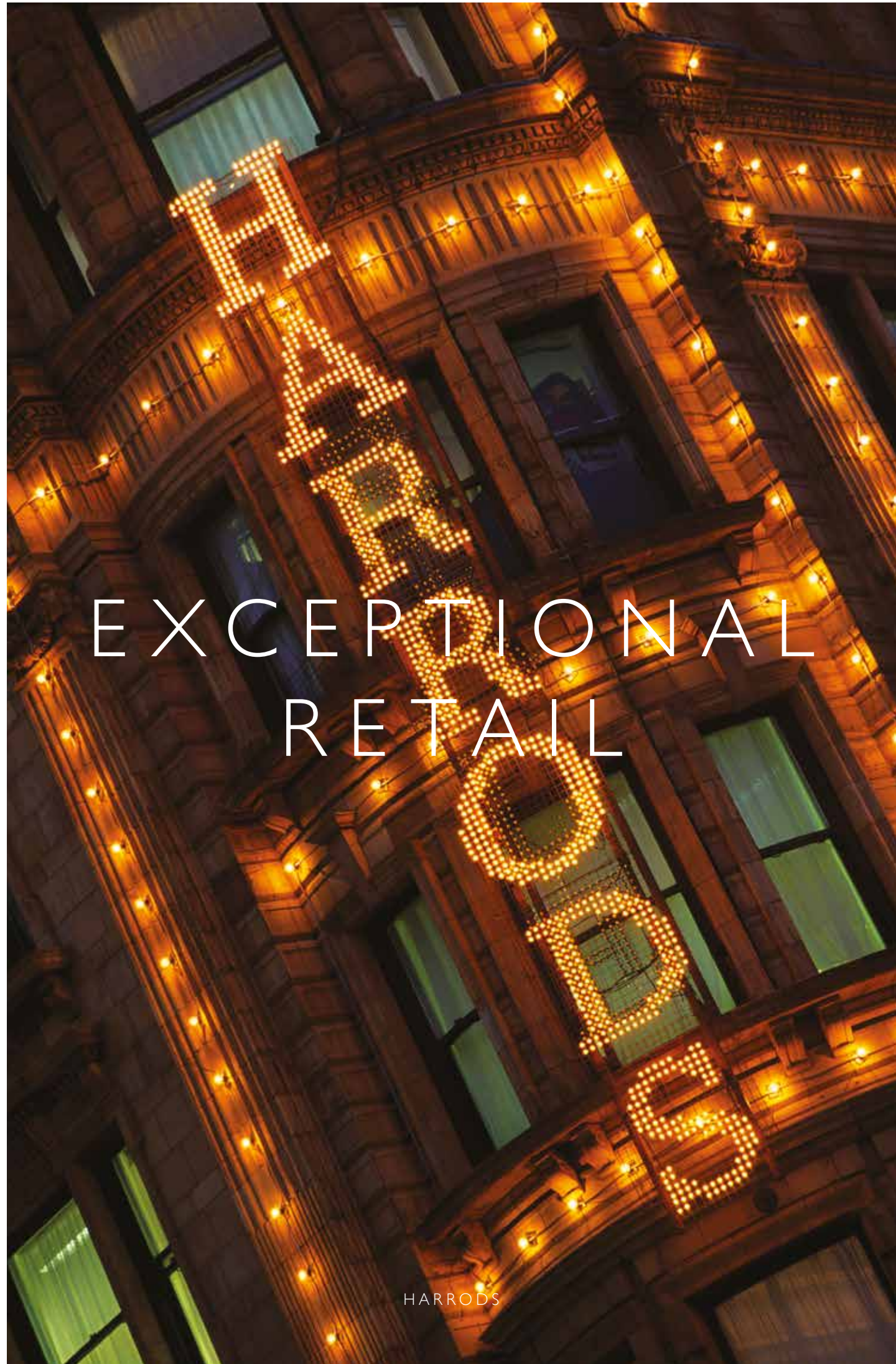
LONDON'S HIDDEN GREEN SPACES, PRETTY CANALS AND BOATING LAKES INVITE CONTEMPLATION AND ENJOYMENT.



TRAVEL TIMES

○	Little Venice	09 mins	🚶
○	Primrose Hill	11 mins	🚲
○	Holland Park	14 mins	🚲
○	Regent's Park	19 mins	🚶
○	Hyde Park	20 mins	🚶





EXCEPTIONAL RETAIL

Whether you prefer to browse Marylebone's under-the-radar independent boutiques, Covent Garden's historic piazza or Bond Street's chic luxury goods, your every shopping need is catered for.

Oxford Street, the capital's premier shopping street, is moments away, giving an alluring glimpse into avant-garde fashion, futuristic tech and Britain's best department stores, including Selfridges – the iconic retail destination founded by Harry Gordon Selfridge in 1908. Enjoy fast underground links to Harrods and the endlessly stylish showrooms and flagship stores that surround it.



EMBRACE A LUXURY SHOPPING DESTINATION LIKE NO OTHER, STUDDED WITH OPULENT BOUTIQUES AND EXCITING DESIGNERS.



TRAVEL TIMES

○	Bond Street	7 mins	⊖
○	Selfridges	14 mins	⊖
○	Covent Garden	20 mins	⊖
○	Marylebone High Street	21 mins	🚶
○	Tottenham Court Road	22 mins	⊖
○	Harrods	25 mins	🚗



TRAVEL TIMES

○	University of Westminster	12 mins	⊖
○	Royal Academy of Music	13 mins	⊖
○	University College London	13 mins	⊖
○	London Business School	14 mins	⊖
○	Central Saint Martins	24 mins	⊖
○	King's College London	26 mins	⊖
○	London School of Economics	26 mins	⊖



West End Gate is within easy reach of the UK's top universities, many belonging to the prestigious Russell Group – a group of universities with a shared focus on research and a reputation for academic achievement.

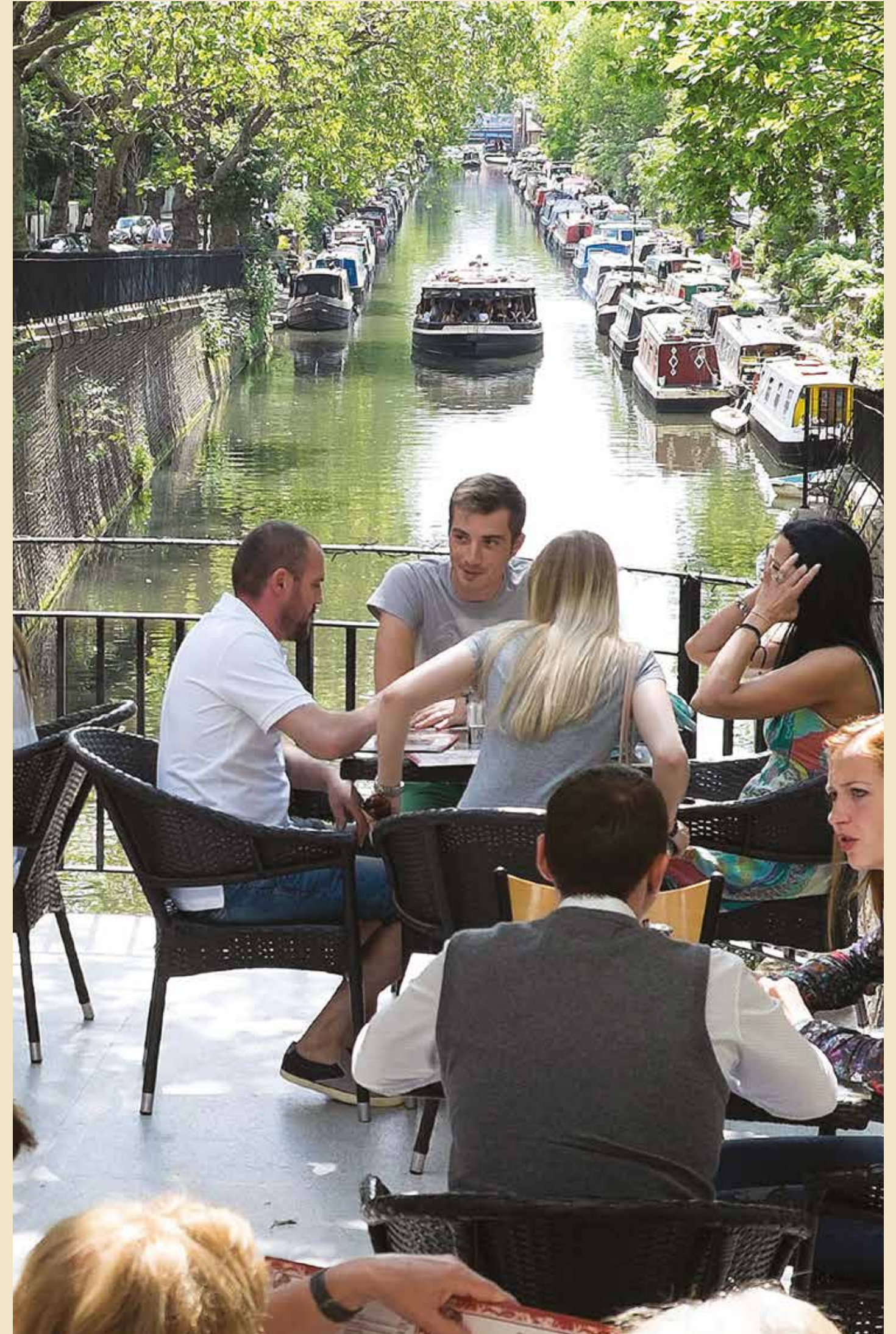
From the world-class London Business School, to the innovative Central Saint Martins art college and the Royal Academy of Music – the oldest music conservatoire in the UK, founded in 1822 – there's no shortage of forward-thinking places to study, where you'll find truly diverse and international student bodies.

TRAVEL TIMES

○	Merchant Square	06 mins	🚶
○	Sheldon Square	10 mins	🚶
○	Marylebone High Street	14 mins	🚇
○	Portobello Road	20 mins	🚇



ENJOY A REFRESHING MIX OF NEIGHBOURHOOD SHOPPING, GOURMET GASTROPUBS, STREET-FOOD MARKETS AND WATERFRONT DINING.



ASQUITH
HOUSE

LANDSCAPED

FOR LIVING

RESIDENTS' GARDEN

Computer-generated image, indicative only and subject to change



Take a virtual tour of the Residents' Garden

AN

ESCAPE THE BUSTLE OF CITY LIFE

OASIS

RETREAT INTO ASQUITH HOUSE'S
BEAUTIFULLY LANDSCAPED GARDEN

OF

FRAMED BY STRANDS OF GREENERY, A LINEAR
WATER FEATURE FLOWS THROUGH THE
SQUARE, TAPERING INTO A SMALL CASCADE

URBAN

THOUGHTFUL LANDSCAPING CREATES
A SENSE OF REFINED SIMPLICITY

CALM



RESIDENTS' GARDEN

Computer-generated image, indicative only and subject to change



VIEW OF ASQUITH HOUSE & RESIDENTS' GARDENS

Computer-generated image, indicative only and subject to change



WITH A SWEEPING VANTAGE POINT OVER THE PEACEFUL GARDENS OF WEST END GATE, ASQUITH HOUSE IS IMMEDIATELY CONNECTED TO A PLACE OF CLASSICAL TRANQUILLITY AND BEAUTY.

Please scan the QR code to view virtual tours of the Residents' Garden



SEAMLESS SERVICE

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RESIDENTS' ENTRANCE
FOR WESTMARK WITH
24 HOUR CONCIERGE

Computer-generated image, indicative only and subject to change.



LIFESTYLE
ESSENTIALS



Photography of the screening room at One Blackfriars is indicative only.



Designed with elegant simplicity, the interior spaces have been thoughtfully sculpted and dressed.

Relax in the spacious Residents' Lounge, enjoy the big screen in the private cinema or entertain guests in the private dining room, which is available to book through the 24-hour concierge, who is on hand to deliver a seamless living experience. All of these amenities are a pleasant walk away, located inside the nearby Westmark Tower.

REFINED ENTERTAINING

RESIDENTS' DINING ROOM

Computer-generated image is located within the Westmark building and indicative only, as well as being subject to change.

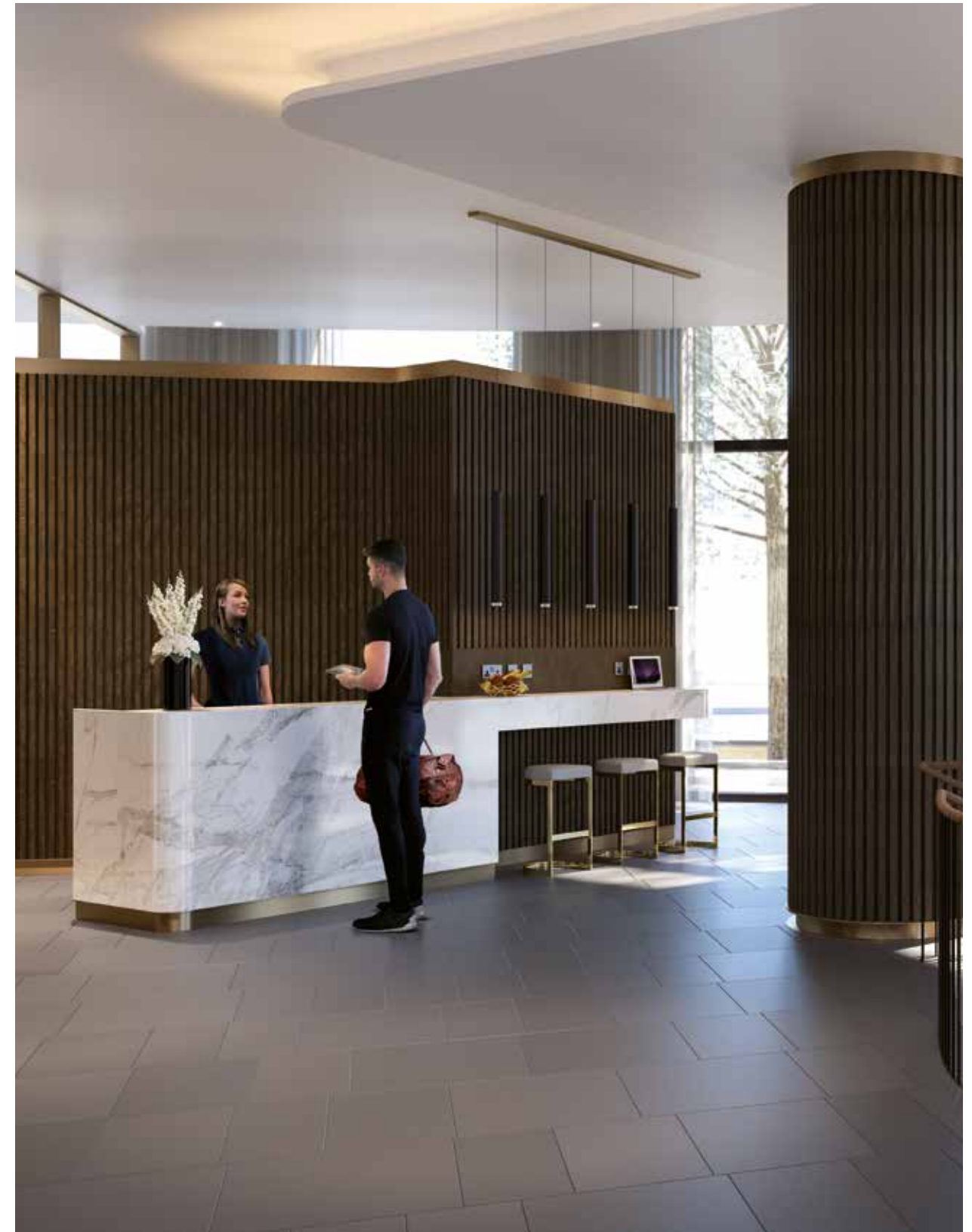
WELLNESS

THE WELLNESS SUITE, LOCATED ON THE GROUND FLOOR AND BASEMENT OF WESTMARK TOWER, FEATURES STATE-OF-THE-ART FACILITIES

&

INCLUDING AN EXPANSIVE SWIMMING POOL, A STEAM ROOM, SAUNA, TREATMENT SUITE AND AN ELEGANTLY DESIGNED GYM.

RELAXATION



PRIVATE GYM ENTRANCE

Computer-generated image of the gym entrance is located within the Westmark building and is indicative only, as well as subject to change.

HEALTH, MINDFULNESS & LIFE BALANCE



SWIMMING POOL

Computer-generated images and photography are located within the Westmark building and indicative only, as well as subject to change.

A RESTORATIVE AND ENERGY-BOOSTING SPA, SUPPORTING A WIDE RANGE OF WELLNESS MODALITIES, SOOTHES AND UPLIFTS BOTH BODY AND MIND.





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SWIMMING POOL

Computer-generated images are located within the Westmark building and indicative only, as well as subject to change.



STEP INSIDE

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LIVING ROOM

Computer-generated images, indicative only and subject to change

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ELEGANT

A MARRIAGE OF ELEGANCE AND CAREFUL CRAFTSMANSHIP, THE GENEROUS AND BRIGHT LIVING SPACES CREATE A TRULY CONTEMPORARY AMBIANCE, IDEAL FOR EFFORTLESS ENTERTAINING.

LIVING

LIVING ROOM & BALCONY

Computer-generated image, indicative only and subject to change

MODERN HARMONY

SEAMLESS SMOOTH SURFACES ARE
COMPLEMENTED BY POLISHED METAL
ACCENTS, FORMING THE PERFECT
CANVAS FOR A BEAUTIFULLY
APPOINTED KITCHEN.

Computer-generated image, indicative only and subject to change



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SOFT LAYERS AND MUTED TONES,
ACROSS EACH BEDROOM CREATE A
SPACE AT EASE TO UNWIND AND RELAX.

BEDROOM

Computer-generated images, indicative
only and subject to change



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RICHLY VEINED TEXTURE AND DEPTH TO THE BATHROOMS' COOL, CONSIDERED PALETTE, PROJECTING A SENSE OF SERENITY AND RELAXATION.

BATHROOM

Computer-generated images, indicative only and subject to change



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SPACE OVER THE CITY

SPECIFICATION

SPECIFICATION

KITCHEN

Individually designed layouts

Composite stone work surfaces and matching full height splashback (options available, subject to cut-off dates)

Stainless steel under mount bowl sink with stainless steel mixer tap and drainer grooves

Shaker style or flat panel kitchen design (options available, subject to cut-off dates)

Matt laminate or matt lacquer finishes to cabinets. Low level units to have satin brass handleless detail, high level units to have satin brass pull handles. Fluted clear glass doors to selected high level units.

LED downlights and concealed lighting, where appropriate.

Concealed multi-gang appliance panel within cupboard. Chrome socket outlets above work surfaces where appropriate.

Siemens induction hob.

Integrated recirculation hood.

Siemens multi-function oven to selected apartments.

Siemens combination microwave oven to selected apartments.

Integrated fridge/freezer.

Integrated multi-function dishwasher.

Chilled wine cooler to selected apartments.

Space saving recycling bins.

Extract ventilation.

MASTER EN-SUITE BATHROOM

White bath with bath filler and waste overflow.

Polished chrome concealed thermostatic mixer / diverter with hand held shower over bath.

Wall mounted polished chrome basin mixer taps and counter mount basin with low level vanity unit.

Bespoke wall mounted mirrored vanity unit, shaver socket and concealed LED lighting.

White wall mounted WC pan with soft close seat, concealed cistern and dual flush button.

Polished chrome heated towel rail.

Large-format porcelain tile finishes to selected walls (options available, subject to cut-off dates).

Large-format porcelain tile floor finish with contrast border tile (options available, subject to cut-off dates).

Extract ventilation.

Accessories include a toilet roll holder and robe hook.

SHOWER ROOM

Walk-in shower area with polished chrome concealed thermostatic wall-mounted mixer / diverter, wall mounted shower head, separate hand held shower and hinged glass shower screen or door.

Wall mounted polished chrome basin mixer taps and counter mount basin with low level vanity unit.

Bespoke wall mounted mirrored vanity unit shaver socket and concealed LED lighting.

White wall mounted WC pan with soft close seat, concealed cistern and dual flush button.

Polished chrome heated towel rail.

Large-format porcelain tile finishes to selected walls (options available, subject to cut-off dates).

Large-format porcelain tile floor finish with contrast border tile (options available, subject to cut-off dates).

Extract ventilation.

Accessories include a toilet roll holder and robe hook.

ELECTRICAL FITTINGS

LED / energy efficient down lighters throughout.

Wiring for future pendant lighting by purchaser provided to living area.

LED lighting to utility / services / coat cupboards (where appropriate).

Television (terrestrial and SkyQ) points to living room and bedroom.

Telephone and data points in living area.

Dimmer light switches where applicable.

Chrome switches and sockets at high level. White switches and sockets at low level.

Chrome finish front door wall light.

HEATING/COOLING

Heating and hot water from a communal system with metered water/electric supply to all apartments.

Comfort cooling and heating in living room and bedroom.

Whole house ventilation system incorporating heating recovery.

INTERIOR FINISHES

Feature lacquered entrance door with polished chrome ironmongery.

Painted internal doors with grooves and polished chrome door handles throughout.

Painted architraves and skirting.

Wardrobe to master bedroom with pull handles - internal fittings include rail, shelf and drawer pack with concealed lighting. Door finish in lacquer or equal/mirror (where appropriate).

Engineered timber floor finish to reception room, kitchen and hallway (options available, subject to cut-off dates).

Carpet floor finishes in bedroom (options available, subject to cut-off dates).

BALCONIES

Well-proportioned balconies, with handrails or railings to selected apartments.

Low level lighting, where applicable.

Porcelain flooring and low level lighting to all inset balconies.

SECURITY

Video entry system viewed by individual apartment handset/screen.

Power and telephone points provided in all apartments - wireless intruder alarm to be fitted at a later date by purchaser.

All apartments supplied with mains supply smoke detectors, heat detectors and fitted with domestic sprinkler systems (where required by regulation).

Multi-point locking and spy hole viewer fitted to all apartment entrance doors.

Hardwired doorbell in all apartments.

PEACE OF MIND

999 year lease.

All apartments benefit from a 10 year build warranty.

CAR PARKING

A general right to park within the managed CCTV-monitored parking area is available by separate negotiation.

LIFTS

Passenger lift serve all residential floor levels.

Tiled floors, mirrors and panelling to match communal corridor finishes.

Direct access to underground parking level.

LIFT LOBBIES/COMMUNAL HALLWAYS

Carpet floor finish and wall coverings to selected lift lobby walls.

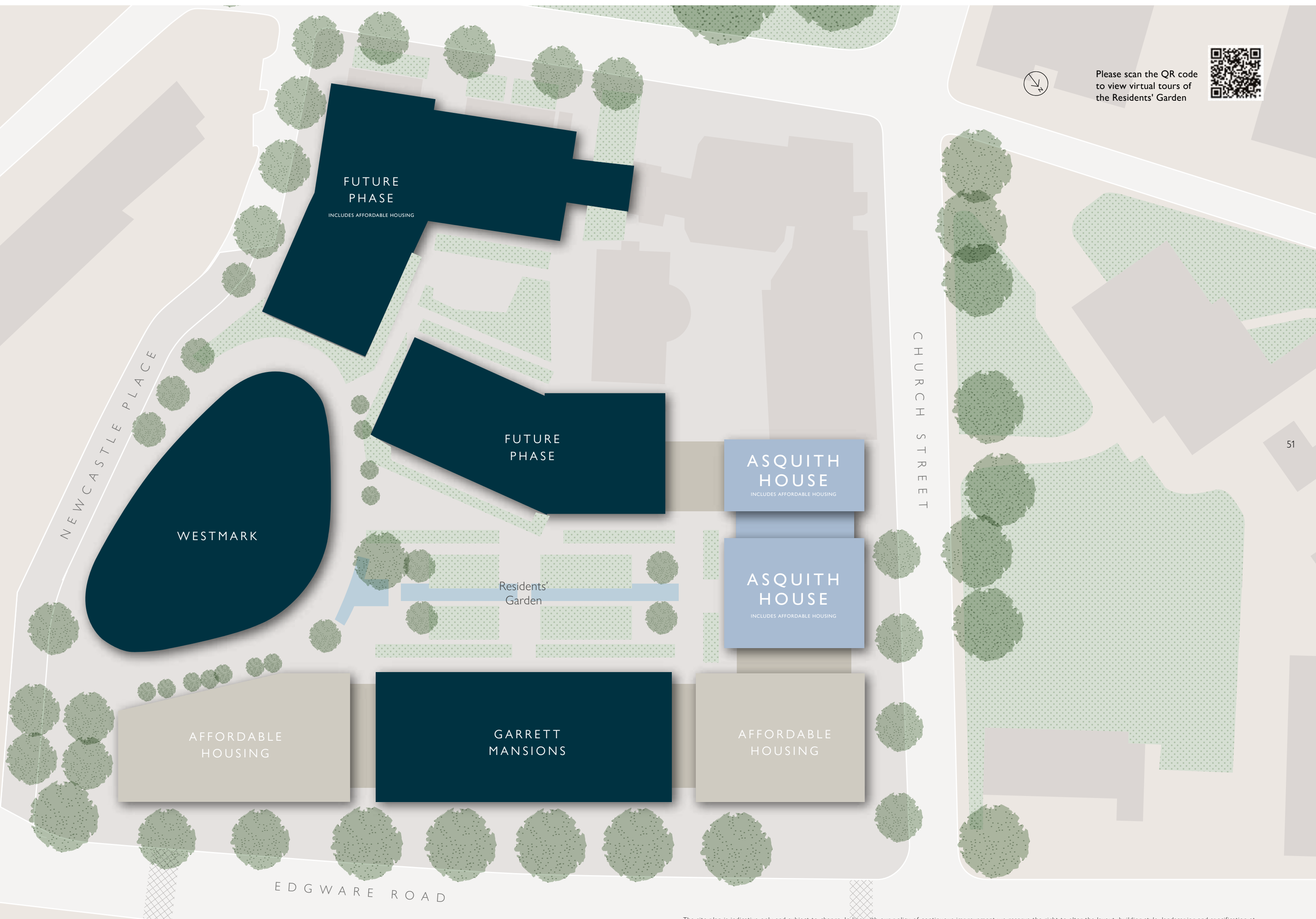
Tiled floors and painted walls to car park levels.

MANAGEMENT

A management company will be appointed to administer the effective operation and maintenance of the communal facilities, for which a service charge will be levied and apportioned to the benefit ordered.

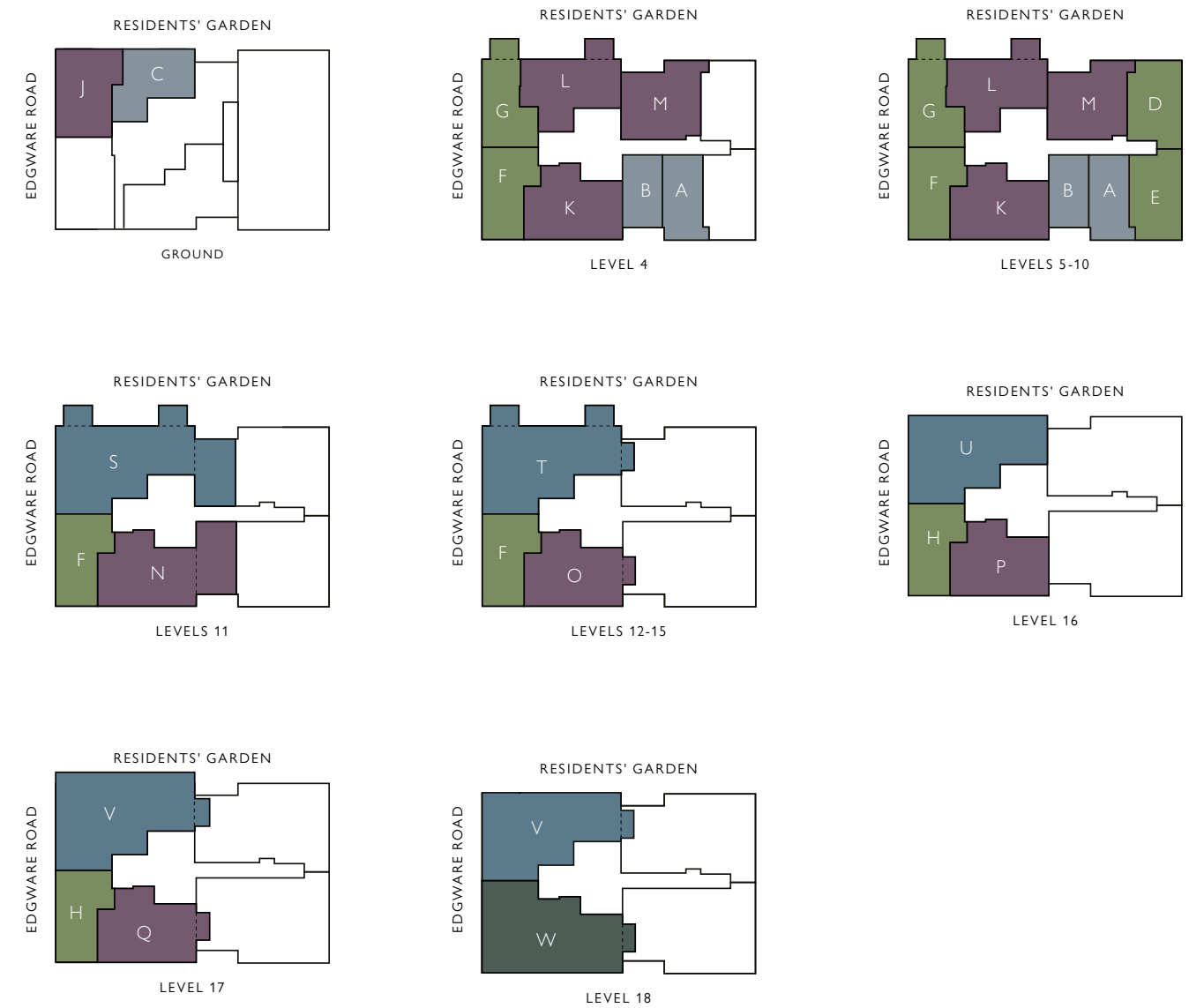
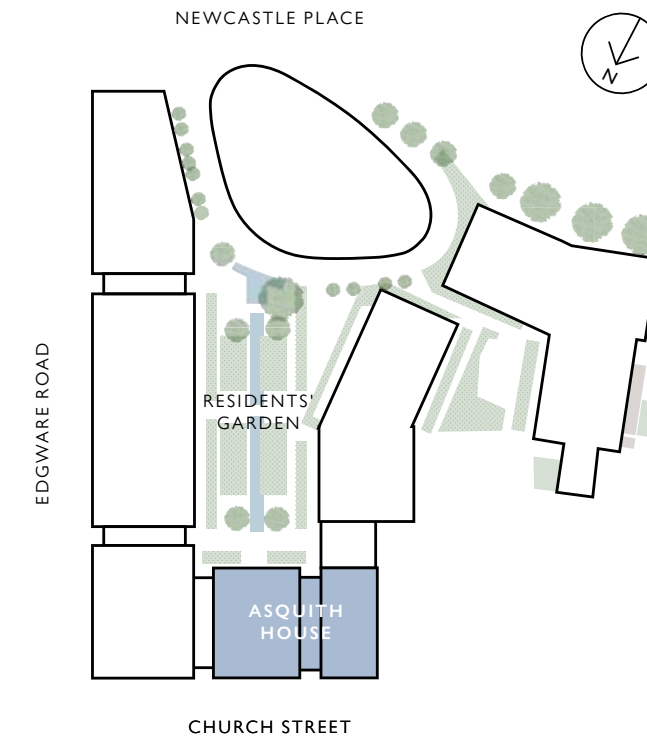
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Please scan the QR code to view virtual tours of the Residents' Garden

Type	Apartment	Level	Total area (Sq m)	Total area (Sq ft)	Page
MANHATTAN					
A	5.4.2 5.5.2 5.6.2 5.7.2 5.8.2 5.9.2 5.10.2	4-10	37	403	55
B	5.4.3 5.5.3 5.6.3 5.7.3 5.8.3 5.9.3 5.10.3	4-10	37	400	56
C	5.0.2	G	37	407	57
ONE BEDROOM					
D	5.5.9 5.6.9 5.7.9 5.8.9 5.9.9 5.10.9	5-10	50	539	59
E	5.5.1 5.6.1 5.7.1 5.8.1 5.9.1 5.10.1	5-10	50	539	60
F	5.4.5 5.5.5 5.6.5 5.7.5 5.8.5 5.9.5 5.10.5 5.11.3 5.12.3 5.13.3 5.14.3 5.15.3	4-15	51	548	61
G	5.4.6 5.5.6 5.6.6 5.7.6 5.8.6 5.9.6 5.10.6	4-10	52	564	62
H	5.16.3 5.17.3	16-17	51	547	63
TWO BEDROOMS					
J	5.0.1	G	71	768	65
K	5.4.4 5.5.4 5.6.4 5.7.4 5.8.4 5.9.4 5.10.4	4-10	75	813	66
L	5.4.7 5.5.7 5.6.7 5.7.7 5.8.7 5.9.7 5.10.7	4-10	73	790	67
M	5.4.8 5.5.8 5.6.8 5.7.8 5.8.8 5.9.8 5.10.8	4-10	70	761	68
N	5.11.2	11	83	896	69
O	5.12.2 5.13.2 5.14.2 5.15.2	12-15	83	896	70
P	5.16.2	16	71	763	71
Q	5.17.2	17	71	763	72
THREE BEDROOMS					
S	5.11.1	11	130	1401	75
T	5.12.1 5.13.1 5.14.1 5.15.1	12-15	130	1401	76
U	5.16.1	16	112	1205	77
V	5.17.1 5.18.1	17-18	112	1205	78
FOUR BEDROOMS					
W	5.18.2	18	128	1381	81



Manhattan
 1 Bed Apartment
 2 Bed Apartment
 3 Bed Apartment
 4 Bed Apartment

M

APARTMENTS

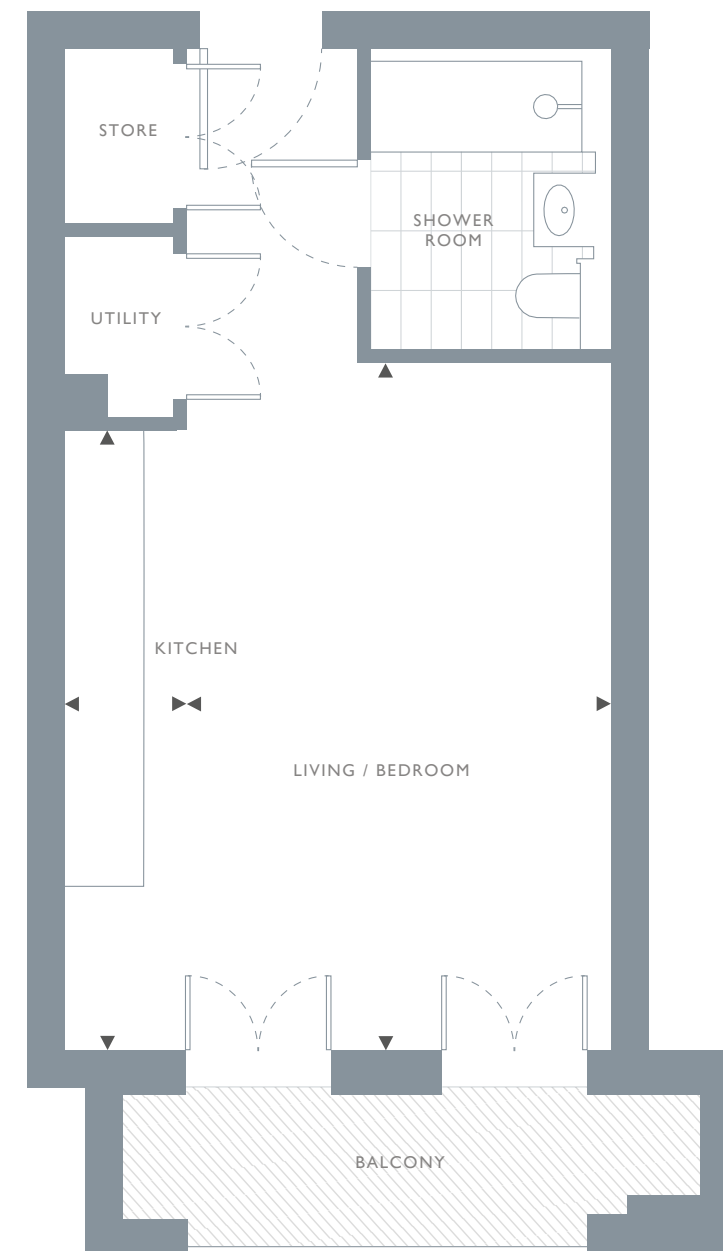
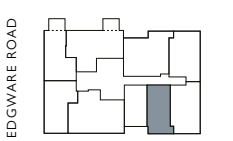
TYPES A, B & C

TYPE A MANHATTAN

Apartment No.	5.4.2 5.5.2 5.6.2 5.7.2 5.8.2
	5.9.2 5.10.2
Level	4, 5, 6, 7, 8, 9 & 10
Total Internal Area	37 m² 403 ft²

Living/Bedroom	5.68 x 3.52m	18'8" x 11'7"
Kitchen	5.13 x 1.00m	16'10" x 3'4"

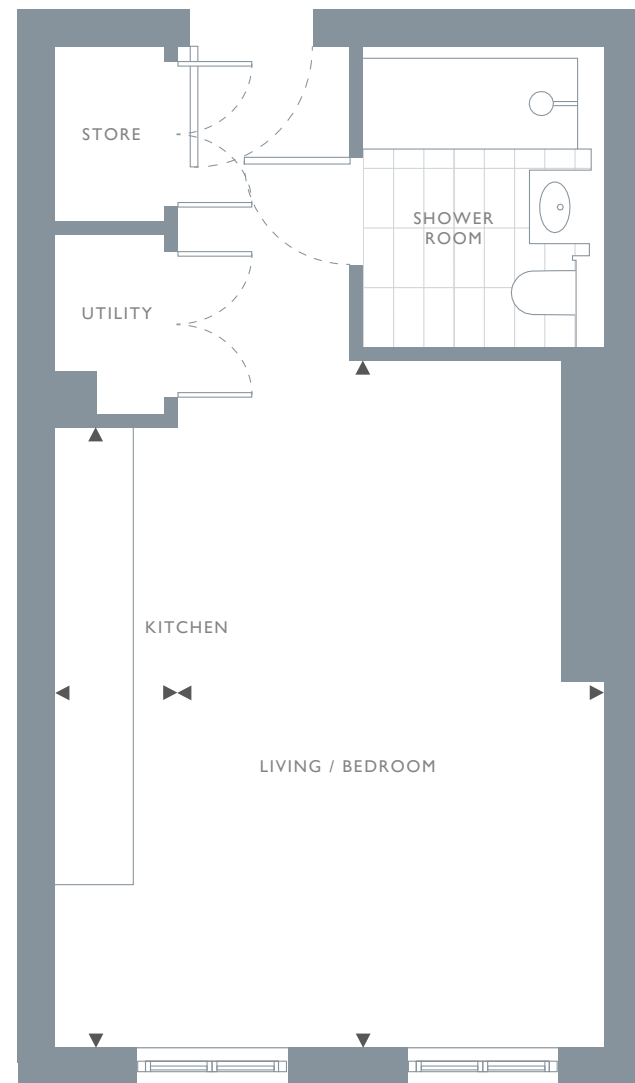
RESIDENTS' GARDENS



TYPE B
MANHATTAN

Apartment No. 5.4.3 5.5.3 5.6.3 5.7.3 5.8.3
5.9.3 5.10.3
Level 4, 5, 6, 7, 8, 9 & 10
Total Internal Area 37 m² 400 ft²

Living/Bedroom 5.68 x 3.53m 18'8" x 11'7"
Kitchen 5.13 x 1.01m 16'10" x 3'4"



TYPE C
MANHATTAN

Apartment No. 5.0.2
Level G
Total Internal Area 37 m² 407 ft²

Living Room 3.01 x 3.60m 9'11" x 11'10"
Kitchen 3.91 x 1.85m 12'10" x 6'1"
Bedroom 3.91 x 2.75m 12'10" x 9'0"



TYPE D
1 BEDROOM

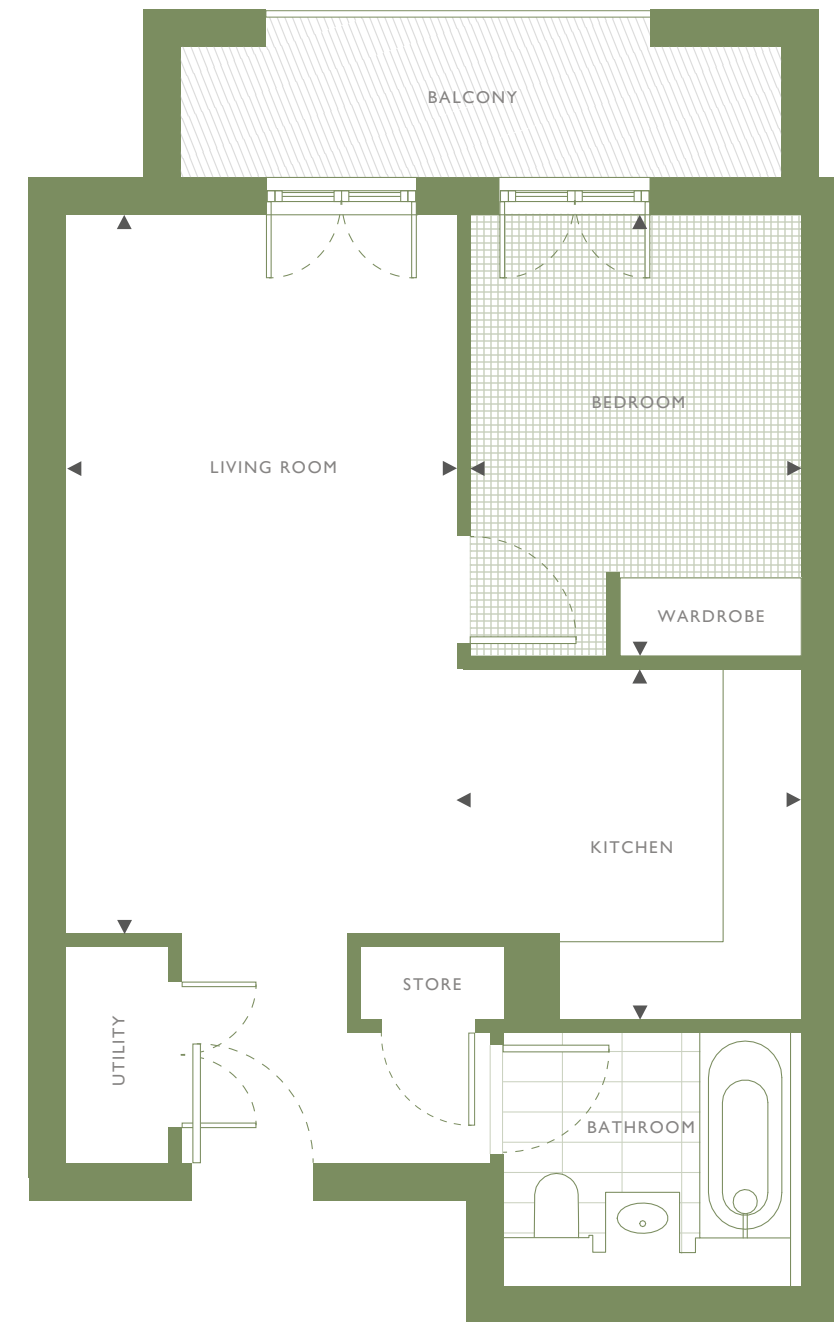
Apartment No. 5.5.9 5.6.9 5.7.9 5.8.9 5.9.9
5.10.9
Level 5, 6, 7, 8, 9 & 10

Living Room	5.94 x 3.23m	19'6" x 10'7"
Kitchen	2.90 x 2.85m	9'6" x 9'4"
Bedroom	3.65 x 2.75m	12'0" x 9'0"

Total Internal Area 50 m² 539 ft²



BEDROOM



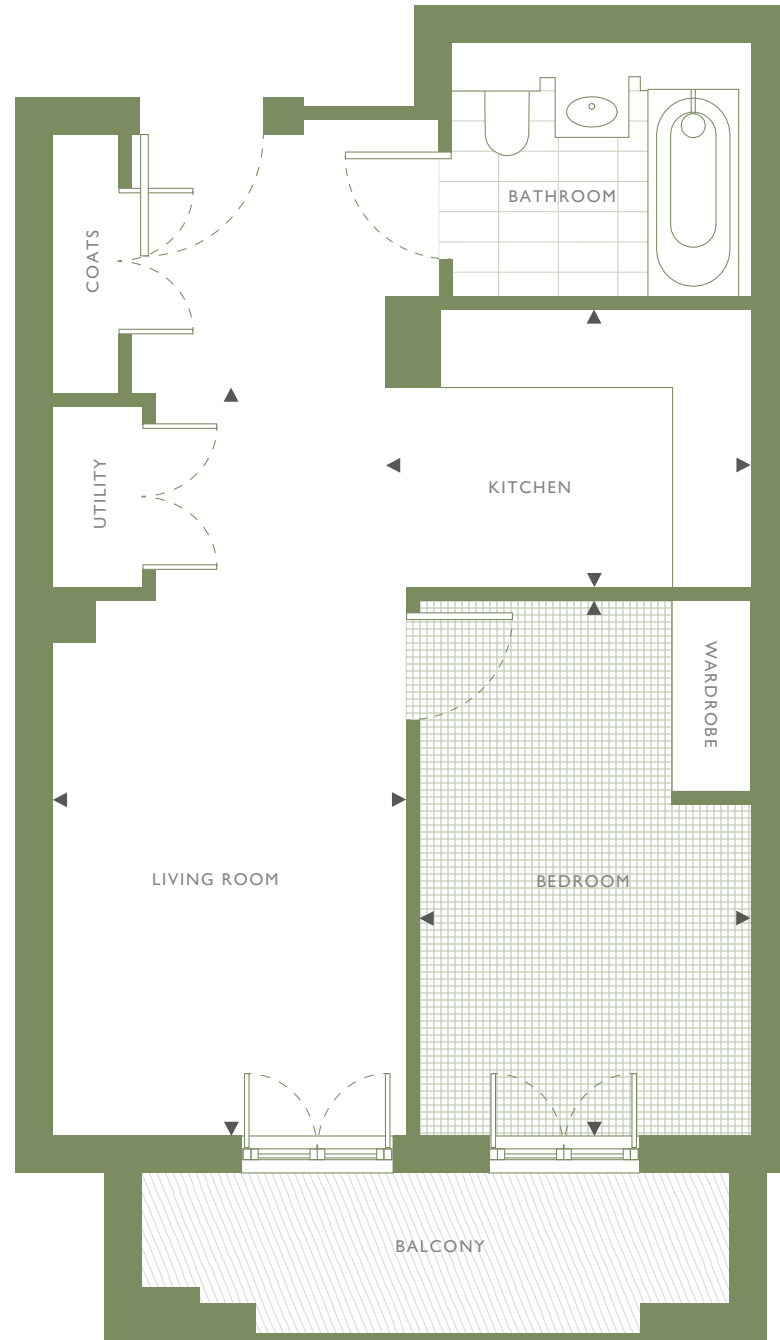
TYPES D, E, F, G, & H

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TYPE E
1 BEDROOM

Apartment No. 5.5.1 5.6.1 5.7.1 5.8.1 5.9.1
5.10.1
Level 5, 6, 7, 8, 9 & 10
Total Internal Area 50 m² 539 ft²

Living Room 6.19 x 2.93m 20'4" x 9'7"
Kitchen 2.30 x 3.02m 7'7" x 9'11"
Bedroom 1 4.43 x 2.75m 14'7" x 9'0"



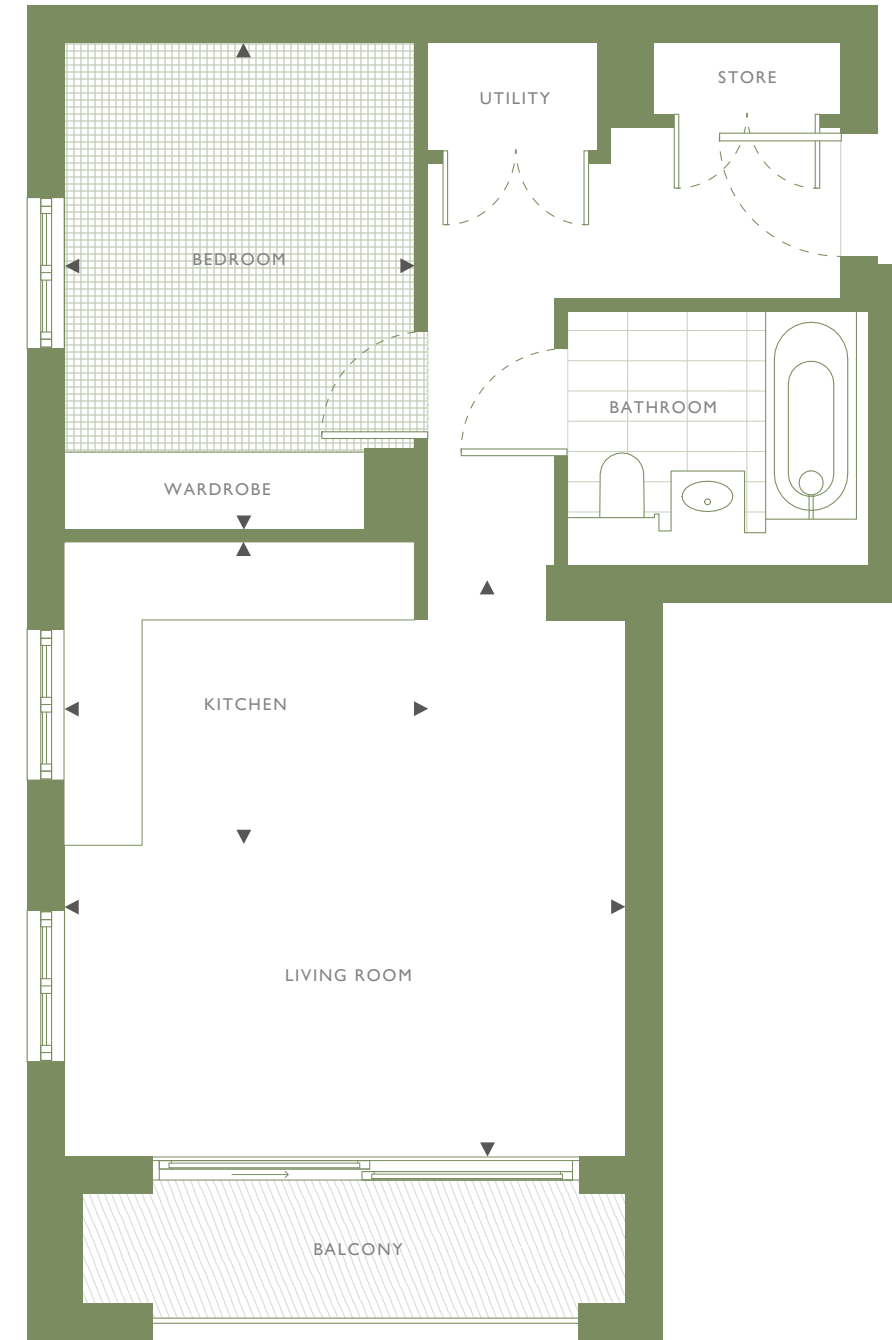
TYPE F
1 BEDROOM

Apartment No. 5.4.5 5.5.5 5.6.5 5.7.5 5.8.5
5.9.5 5.10.5 5.11.3 5.12.3
5.13.3 5.14.3 5.15.3
Level 4, 5, 6, 7, 8, 9, 10, 11, 12, 13,
14 & 15

Living Room 4.78 x 4.64m 15'8" x 15'3"
Kitchen 2.51 x 3.00m 8'3" x 9'10"
Bedroom 4.03 x 2.90m 13'3" x 9'6"



Total Internal Area 51 m² 548 ft²

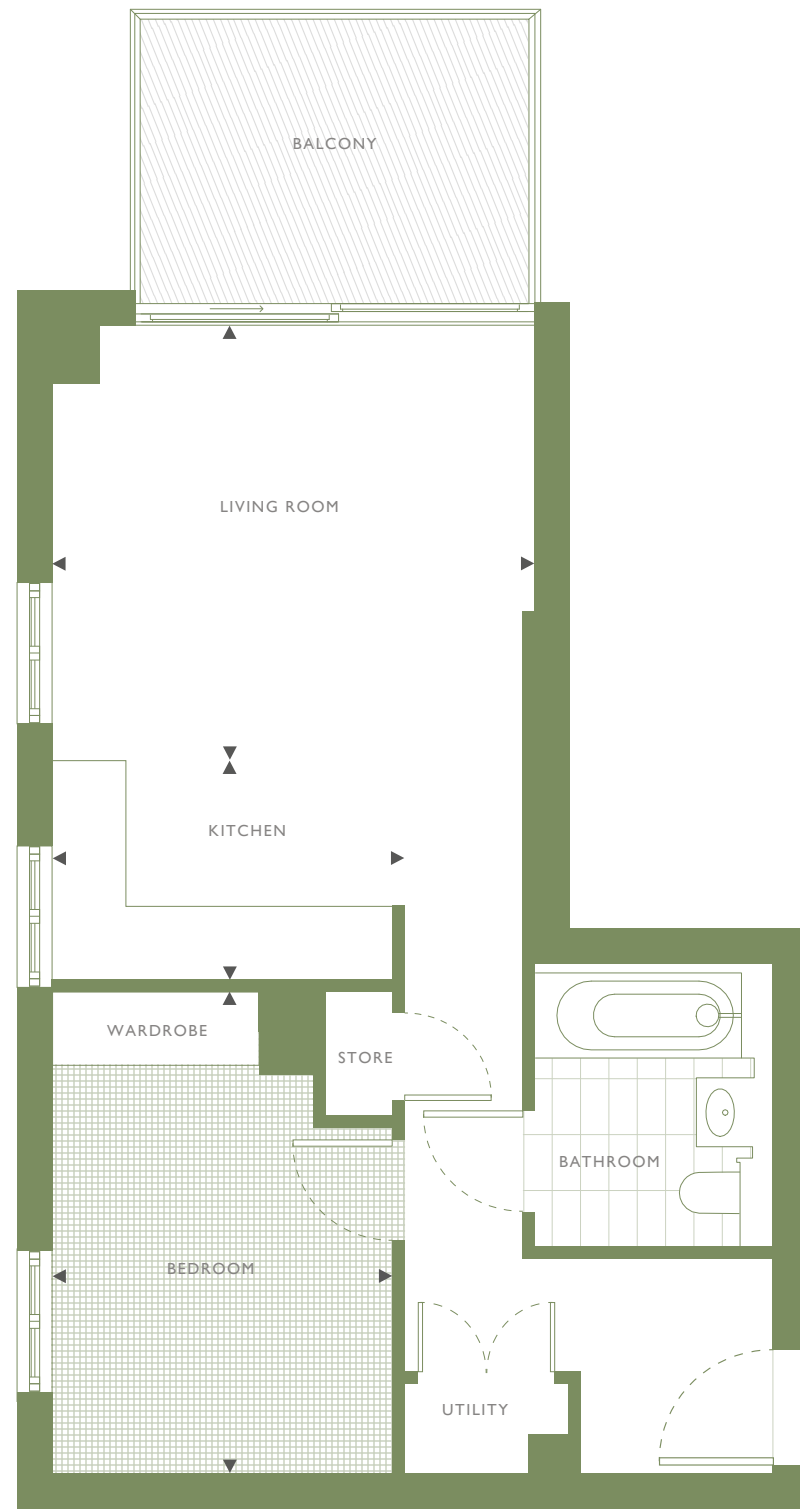


TYPE G
1 BEDROOM

Apartment No. 5.4.6 5.5.6 5.6.6 5.7.6 5.8.6
5.9.6 5.10.6
Level 4, 5, 6, 7, 8, 9 & 10

Total Internal Area 52 m² 564 ft²

Living Room	3.91 x 4.26m	12'10" x 14'0"
Kitchen	1.94 x 3.10m	6'4" x 10'2"
Bedroom	4.18 x 3.00m	13'9" x 9'10"

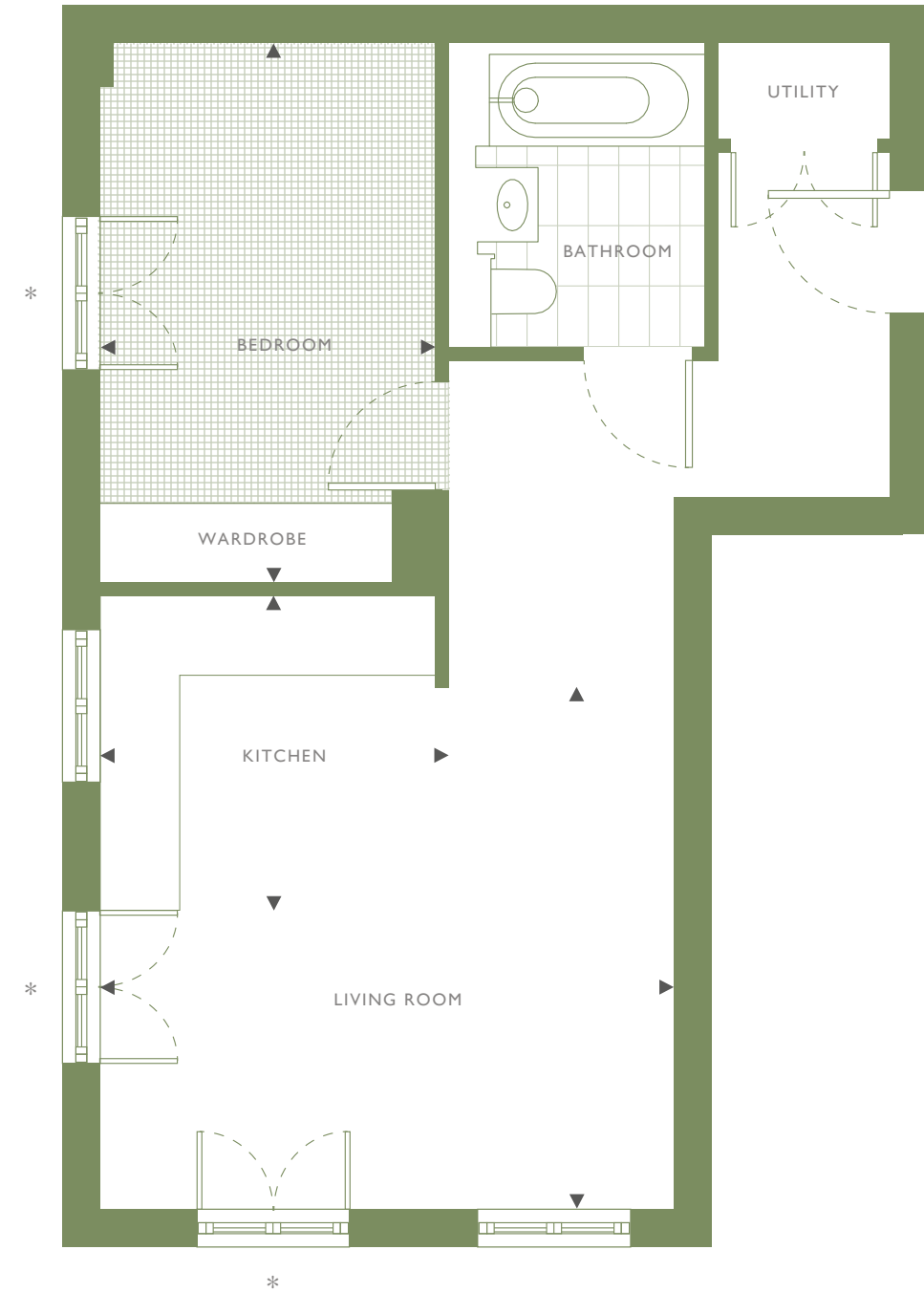


TYPE H
1 BEDROOM

Apartment No. 5.1.6.3 5.17.3
Level 16 & 17

Total Internal Area 51 m² 547 ft²

Living Room	4.42 x 4.63m	14'6" x 15'3"
Kitchen	2.65 x 2.78m	8'9" x 9'2"
Bedroom	4.34 x 2.68m	14'3" x 8'10"



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*Juliette balcony, no access outside. Apartment 5.16.3 has a balcony, please consult a sales consultant for more information. Floorplans shown for Asquith House are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility, these plans have been sized to fit the page. Therefore each plan may be at a different scale to others in this brochure.

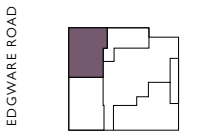
TYPE J
2 BEDROOM

Apartment No. 5.01
Level G

Total Internal Area 71 m² 768 ft²

Living Room	3.91 x 4.65m	12'10" x 15'3"
Kitchen	2.91 x 3.02m	9'7" x 9'11"
Bedroom 1	3.47 x 4.20m	11'5" x 13'9"
Bedroom 2	3.46 x 2.92m	11'4" x 9'7"

RESIDENTS' GARDENS

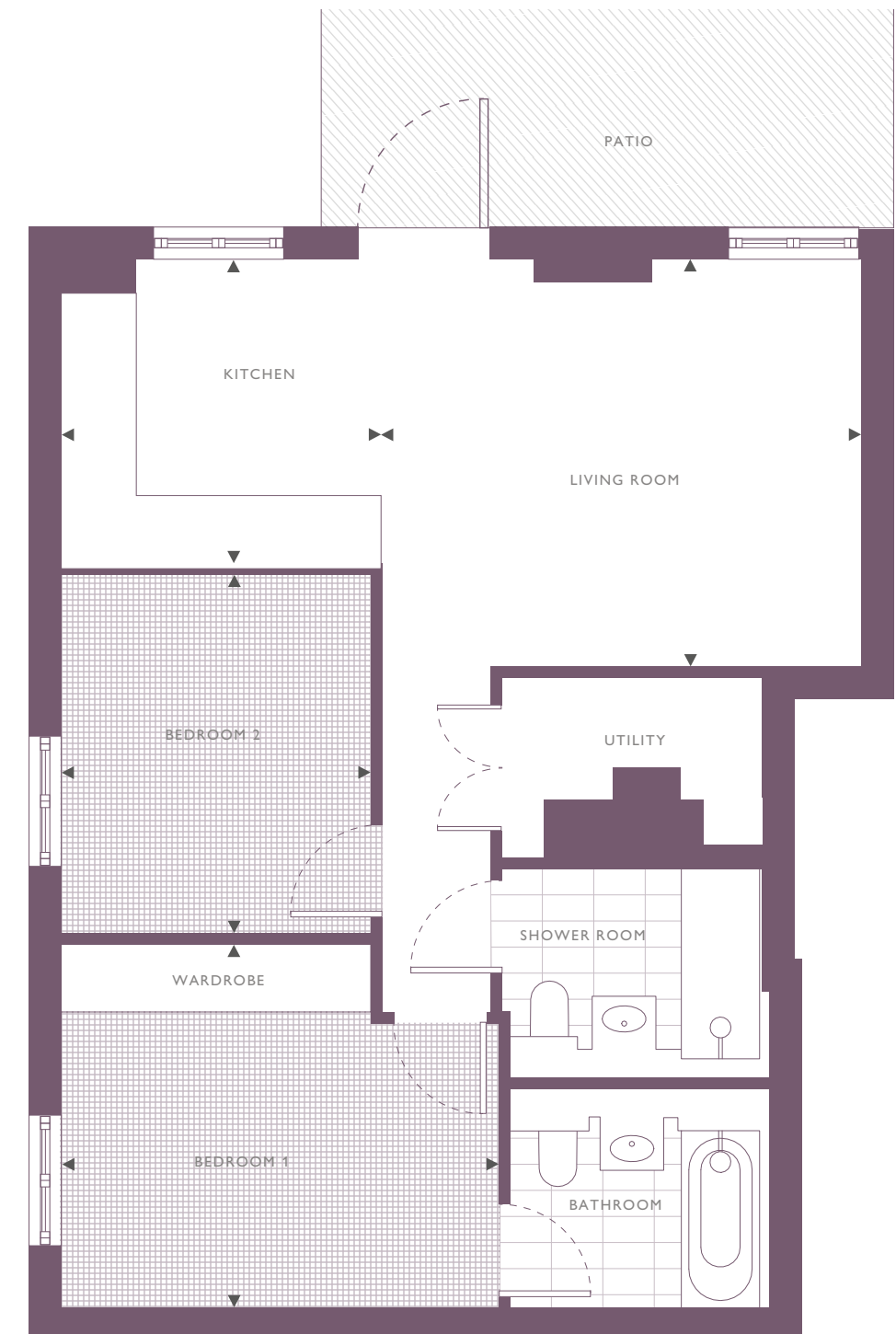


EDGEWARE ROAD



2

BEDROOMS



TYPES J, K, L, M, N, O, P, & Q

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TYPE K
2 BEDROOM

Apartment No. 5.4.4 5.5.4 5.6.4 5.7.4 5.8.4
5.9.4 5.10.4
Level 4, 5, 6, 7, 8, 9 & 10

Total Internal Area 75 m² 813 ft²

Living Room	3.47 x 5.14m	11'5" x 16'11"
Kitchen	1.72 x 4.53m	5'8" x 14'10"
Bedroom 1	4.62 x 3.36m	15'2" x 11'1"
Bedroom 2	4.62 x 2.72m	15'2" x 8'11"



TYPE L
2 BEDROOM

Apartment No. 5.4.7 5.5.7 5.6.7 5.7.7 5.8.7
5.9.7 5.10.7
Level 4, 5, 6, 7, 8, 9 & 10

Total Internal Area 73 m² 790 ft²

Living Room	5.41 x 4.91m	17'9" x 16'1"
Kitchen	2.54 x 3.44m	8'4" x 11'4"
Bedroom 1	3.80 x 3.76m	12'6" x 12'4"
Bedroom 2	3.80 x 2.75m	12'6" x 9'0"



TYPE M
2 BEDROOM

Apartment No. 5.4.8 5.5.8 5.6.8 5.7.8 5.8.8
5.9.8 5.10.8
Level 4, 5, 6, 7, 8, 9 & 10

Total Internal Area 70 m² 761 ft²

Living Room	4.43 x 3.66m	14'7" x 12'0"
Kitchen	2.80 x 2.22m	9'2" x 7'4"
Bedroom 1	3.04 x 2.75m	10'0" x 9'0"
Bedroom 2	3.59 x 2.75m	11'9" x 9'0"

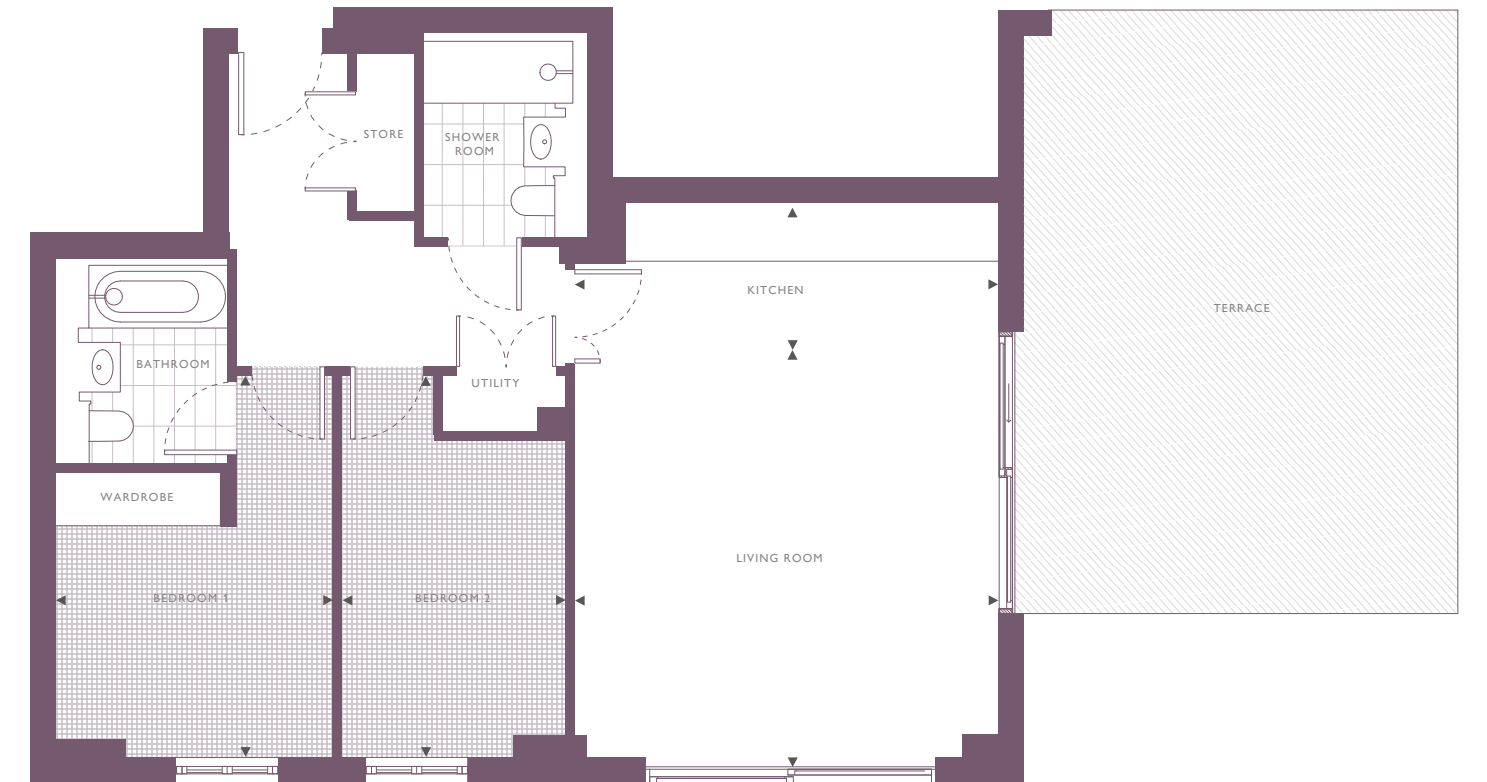


TYPE N
2 BEDROOM

Apartment No. 5.11.2
Level 11

Total Internal Area 83 m² 896 ft²

Living Room	4.95 x 5.11m	16'3" x 16'10"
Kitchen	1.72 x 4.48m	5'8" x 14'9"
Bedroom 1	4.62 x 3.37m	15'2" x 11'1"
Bedroom 2	4.62 x 2.72m	15'2" x 8'11"



TYPE O 2 BEDROOM

Apartment No. 5.12.2 5.13.2 5.14.2 5.15.2
Level 12, 13, 14 & 15

Total Internal Area 83 m² 896 ft²

Living Room	4.95 x 5.11m	16'3" x 16'10"
Kitchen	1.72 x 4.50m	5'8" x 14'9"
Bedroom 1	4.62 x 3.37m	15'2" x 11'1"
Bedroom 2	4.62 x 2.72m	15'2" x 8'11"



TYPE P 2 BEDROOM

Apartment No. 5.16.2
Level 16

Total Internal Area 71 m² 763 ft²

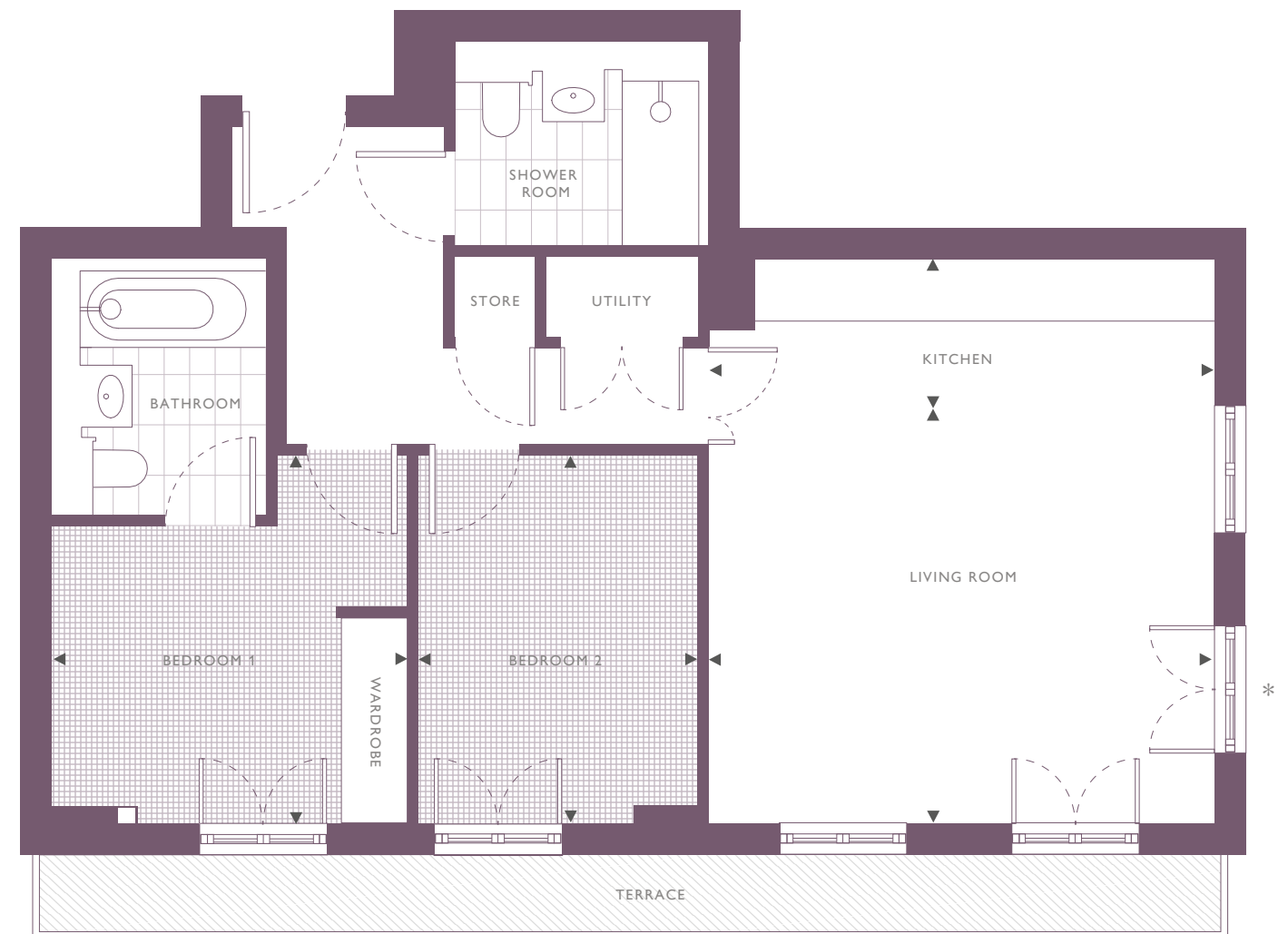
Living Room	4.07 x 4.92m	13'4" x 16'2"
Kitchen	1.47 x 4.92m	4'10" x 16'2"
Bedroom 1	3.61 x 3.49m	11'10" x 11'5"
Bedroom 2	3.61 x 2.75m	11'10" x 9'0"



70



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Floorplans shown for Asquith House are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility, these plans have been sized to fit the page. Therefore each plan may be at a different scale to others in this brochure.

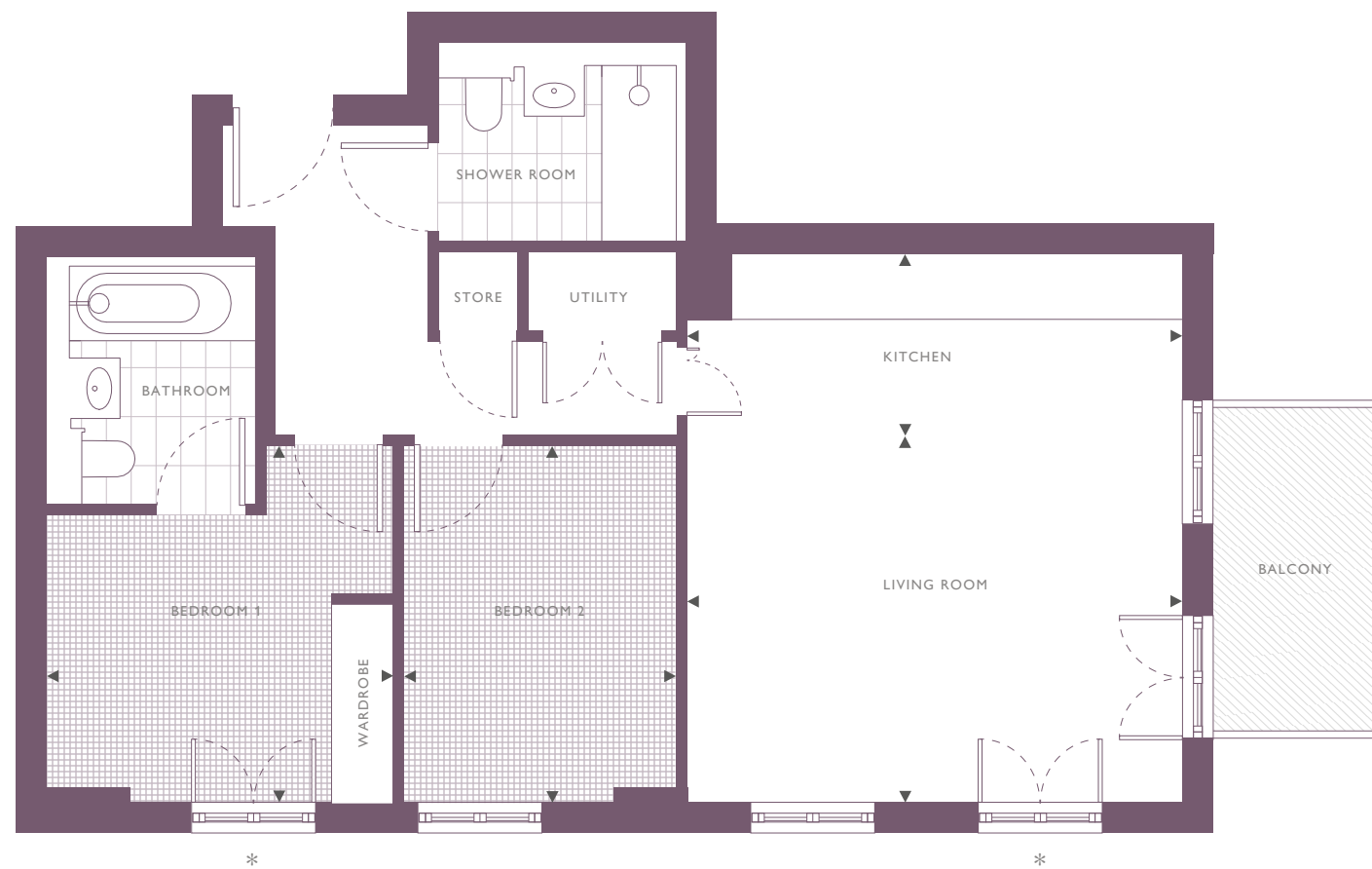
*Juliette balcony, no access outside.
Floorplans shown for Asquith House are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility, these plans have been sized to fit the page. Therefore each plan may be at a different scale to others in this brochure.

TYPE Q
2 BEDROOM

Apartment No. 5.17.2
Level 17

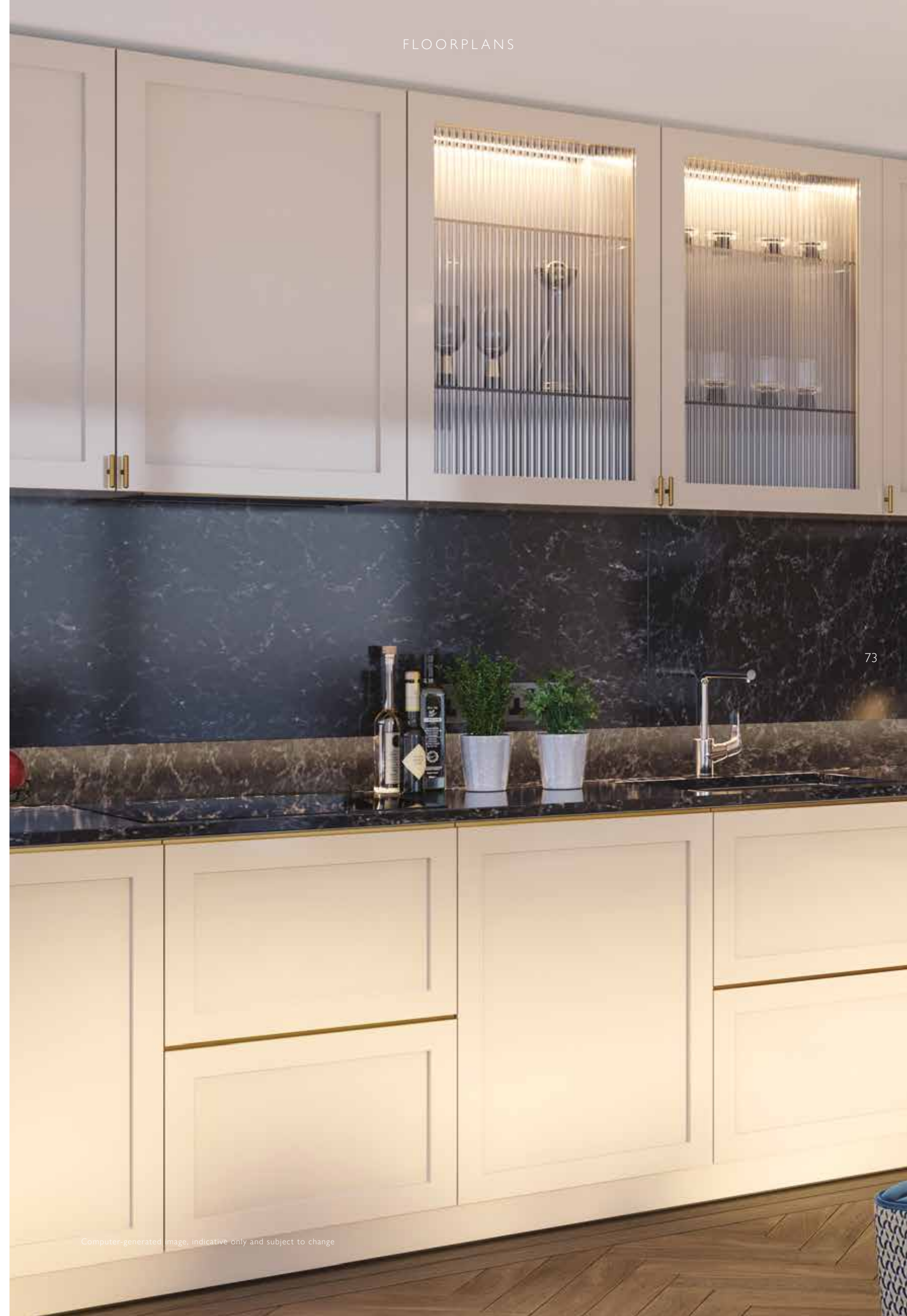
Total Internal Area 71 m² 763 ft²

Living Room	4.07 x 4.92m	13'4" x 16'2"
Kitchen	1.47 x 4.92m	4'10" x 16'2"
Bedroom 1	3.61 x 3.49m	11'10" x 11'5"
Bedroom 2	3.61 x 2.75m	11'10" x 9'0"



72

73



*Juliette balcony, no access outside.
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TYPE S
3 BEDROOM

Apartment No. 5.11.1
Level 11

Living Room	5.41 x 5.22m	17'9" x 17'2"
Kitchen	3.18 x 3.10m	10'5" x 10'2"
Bedroom 1	4.05 x 4.53m	13'4" x 14'11"
Bedroom 2	3.37 x 3.82m	11'1" x 12'7"
Bedroom 3	3.18 x 3.29m	12'7" x 10'10"

Total Internal Area 130 m² 1401 ft²



3

BEDROOMS



TYPES S, T U & V

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TYPE T 3 BEDROOM

Apartment No. 5.12.1 5.13.1 5.14.1 5.15.1
Level 12, 13, 14 & 15

Total Internal Area 130 m² 1401 ft²

Living Room	5.41 x 5.16m	17'9" x 17'1"
Kitchen	3.18 x 3.10m	10'5" x 10'2"
Bedroom 1	4.05 x 4.53m	13'4" x 14'11"
Bedroom 2	3.37 x 3.82m	11'1" x 12'7"
Bedroom 3	3.18 x 3.29m	12'7" x 10'10"

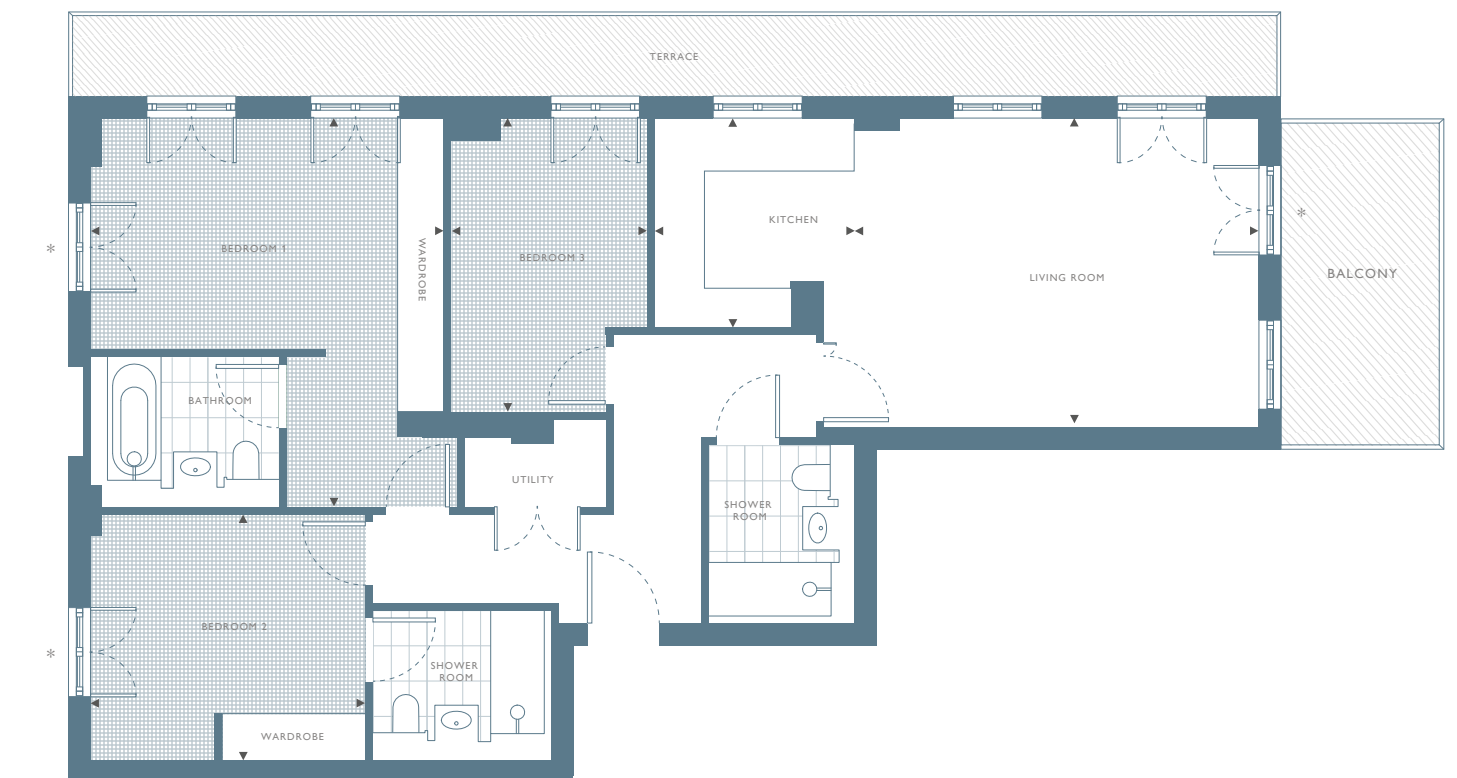
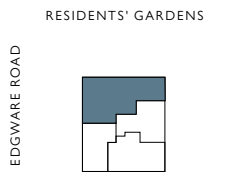


TYPE U 3 BEDROOM

Apartment No. 5.16.1
Level 16

Total Internal Area 112 m² 1205 ft²

Living Room	4.30 x 5.65m	14'1" x 18'7"
Kitchen	2.96 x 2.80m	9'9" x 9'2"
Bedroom 1	3.26 x 4.89m	17'11" x 16'1"
Bedroom 2	3.45 x 3.80m	11'4" x 12'6"
Bedroom 3	4.14 x 2.75m	13'7" x 9'0"



TYPE V
3 BEDROOM

Apartment No. 5.17.1 5.18.1
Level 17 & 18

Living Room	4.30 x 5.65m	14'1" x 18'7"
Kitchen	2.96 x 2.80m	9'9" x 9'2"
Bedroom 1	5.47 x 4.89m	17'11" x 16'1"
Bedroom 2	3.45 x 3.80m	11'4" x 12'6"
Bedroom 3	4.14 x 2.75m	13'7" x 9'0"

Total Internal Area 112 m² 1205 ft²



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*Juliette balcony, no access outside.
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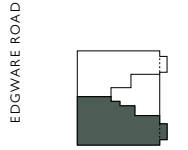
TYPE W
4 BEDROOM

Apartment No. 5.18. 2
Level 18

Living Room	5.54 x 4.82m	18'2" x 15'10"
Kitchen	3.62 x 2.81m	11'11" x 9'3"
Bedroom 1	5.31 x 5.56m	17'5" x 18'3"
Bedroom 2	2.85 x 4.19m	9'4" x 13'9"
Bedroom 3	3.64 x 2.78m	12'0" x 9'2"
Bedroom 4	3.62 x 3.55m	11'11" x 11'8"

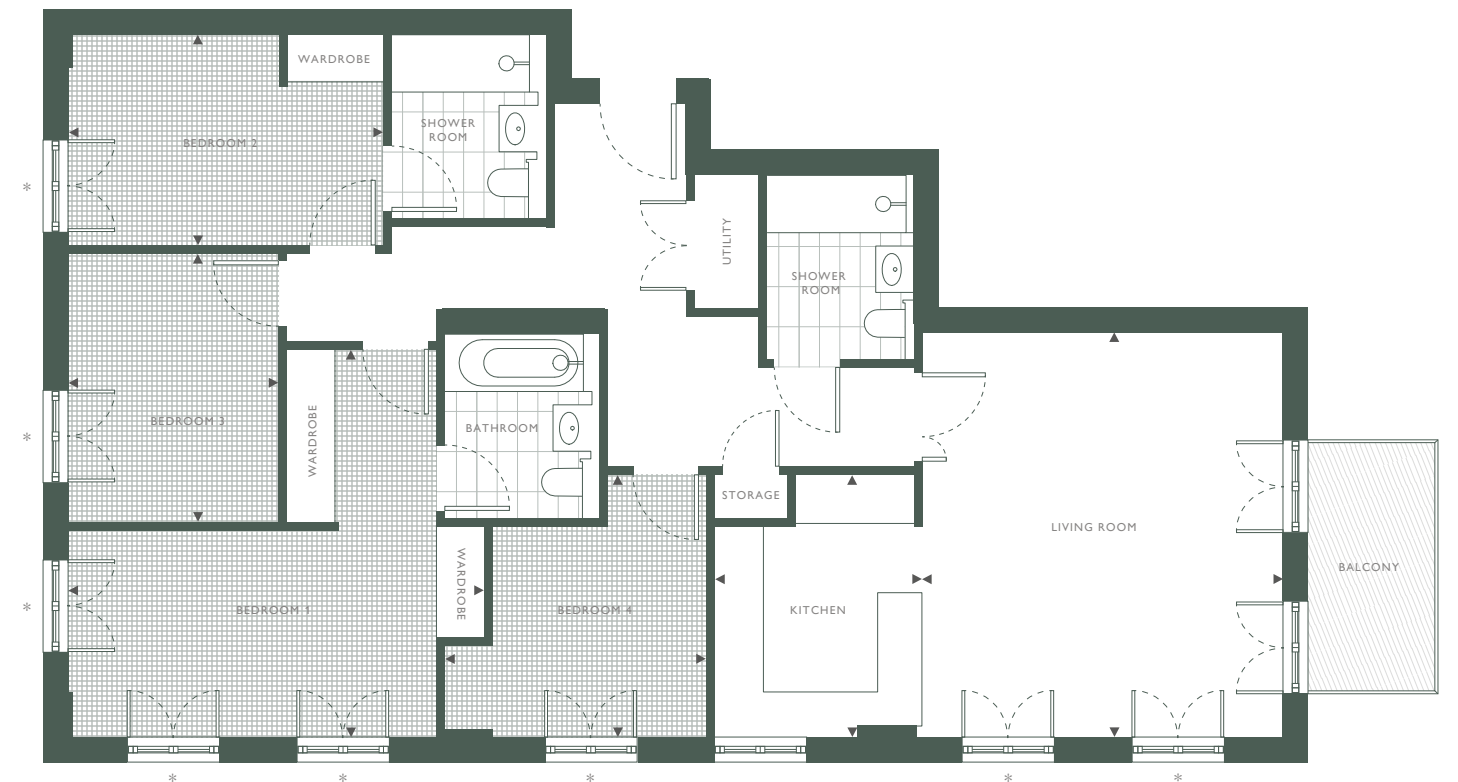
Total Internal Area 128 m² 1381 ft²

RESIDENTS' GARDENS



4

BEDROOMS



TYPE W

*Juliette balcony, no access outside.
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A COMMITMENT TO THE FUTURE

Over the years, The Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live.

We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously.

Our plan for the business has five areas of focus:

Customers, Homes, Places, Operations and Our People.

Five Focus Areas

An exceptional customer experience

We aim to put customers at the heart of our decisions. Dedicated Sales Teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

High quality homes

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.

Great places

We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.

Efficient & considerate operations

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A commitment to people and safety

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.

The Berkeley Foundation

Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.

www.berkeleyfoundation.org.uk
www.berkeleygroup.co.uk



To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

Designed For Life

Buying a home is one of the most important decisions you will ever make. The qualities that make Berkeley different mean that you can choose a new home from us with complete confidence. When you buy a home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

Award winning and royally recognised

In addition to receiving numerous awards for quality, design and customer service, the Berkeley Group was granted the 2014 Queen's Award for Enterprise in Sustainable Development and in 2011 they won Britain's Most Admired Company award. These awards recognise and reward outstanding achievements in business performance.

Customer service is our priority

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by Berkeley.

Green living and sustainable development is top of our agenda

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

Quality is at the heart of everything we do

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, Berkeley operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

Unparalleled choice of homes in the most sought after locations

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A commitment to creating sustainable communities

Berkeley homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.

Our commitment to sustainable living.

Homes at West End Gate benefit from:

- Energy-efficient design including a highly insulated building envelope (above Building Regulation requirements to save on heating costs).
- Energy-efficient appliances provided which will lower the running costs and carbon footprint of the home.
- Centralised energy centre with electricity generation to offset running costs of common areas.
- Homes designed for low water consumption to preserve water resources.
- 100% low energy lighting and sensor-activated lighting in communal areas.
- Covered cycle storage facilities provided. Santander cycles docks located nearby.
- Landscaped gated courtyard garden benefitting from newly-planted trees, as residents' private amenity space.
- A sustainable green roof will be installed on suitable roof spaces. This will contribute to increased levels of biodiversity on site.
- Electric car charging points provided.
- Community plan in place to bring residents and the local community together.



Computer-generated images, indicative only and subject to change



Proud to be a member of the Berkeley Group of Companies





Maps are not to scale and show approximate locations only.

**WEST END GATE
SALES & MARKETING SUITE**

287 Edgware Road
LONDON
W2 1BB

020 3603 0809
WESTENDGATE.CO.UK



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley Homes' policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. West End Gate is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property. Computer-generated images are indicative only and subject to change. Lifestyle images are indicative only. The West End Gate site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required. Maps are not to scale and show approximate locations only. Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. The buyer is acquiring an apartment with a 999 years leasehold. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. Applicants should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision. The non-licensed agents engage in estate agency work exclusively in relation to properties outside Hong Kong and are not licensed to deal with any property situated in Hong Kong. Planning application number is 16/12162/FULL consented on the 24th May 2017 by Westminster County Council.

